

SURVEYOR CERTIFICATION

I, JORDAN M. SCHOFF, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK __AS__, PAGE __SHOWN__, etc); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK __AS__, PAGE __SHOWN__; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF _____ A.D., 2025.

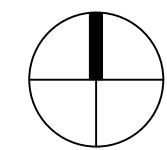
X d. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JORDAN M. SCHOFF
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4939

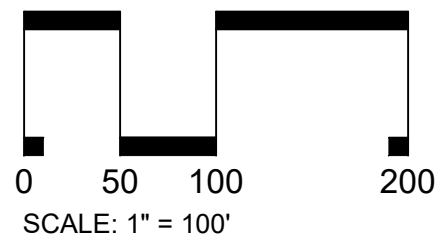


GENERAL NOTES

1. THIS SURVEY MAP IS INTENDED TO REPRESENT AN EASEMENT DEDICATION PLAT FOR THE PROPERTY OF MAIZON DURHAM OWNER LLC, REID 232082 & COUNTY OF DURHAM, REID 232080. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM PLAT BOOK 206, PAGES 211-212.
3. HORIZONTAL DATUM IS NAD 83 (2011).
4. AREA CALCULATED BY COORDINATE METHOD. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
5. UTILITIES NOT SHOWN HEREON. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
6. SDT NOTE: SIGHT DISTANCE TRIANGLES (SDT) PREVIOUSLY SHOWN ON PLAT BOOK 183, PAGE 118, AND PLAT BOOK 206, PAGES 111-112 WERE INCORRECTLY PLOTTED ALONG THE RIGHT-OF-WAY LINE. PER UDO SECTION 12.3.1(D), SIGHT DISTANCES ARE MEASURED FROM THE BACK-OF-CURB LINE. THIS PLAT REMOVES THE PRIOR TRIANGLES AND CORRECTLY DEPICTS THEM WITHIN THE RIGHT-OF-WAY ALONG THE BACK-OF-CURB (SEE SHEET 2 OF 2).

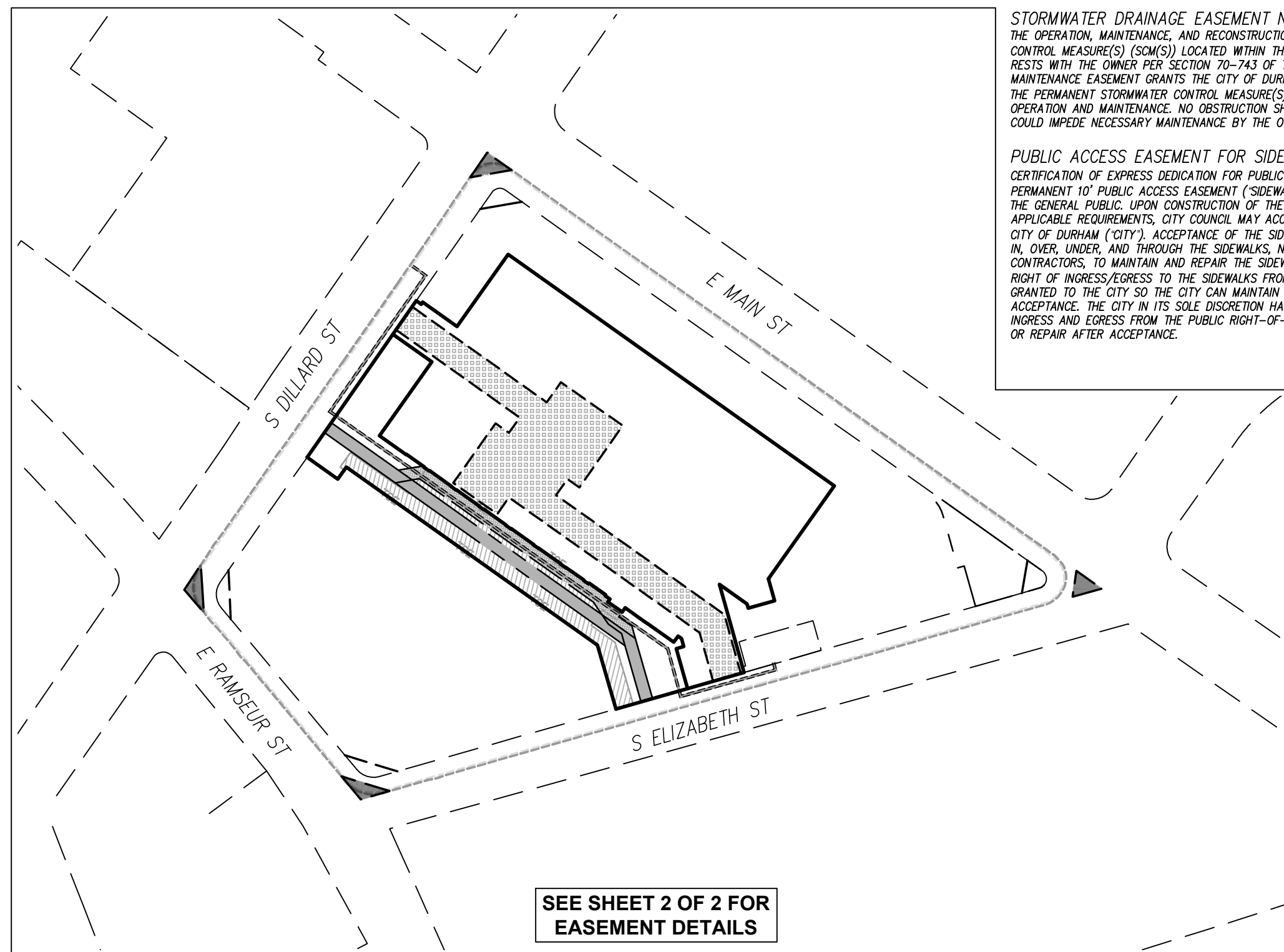


NORTH
NAD83(2011)



REFERENCES

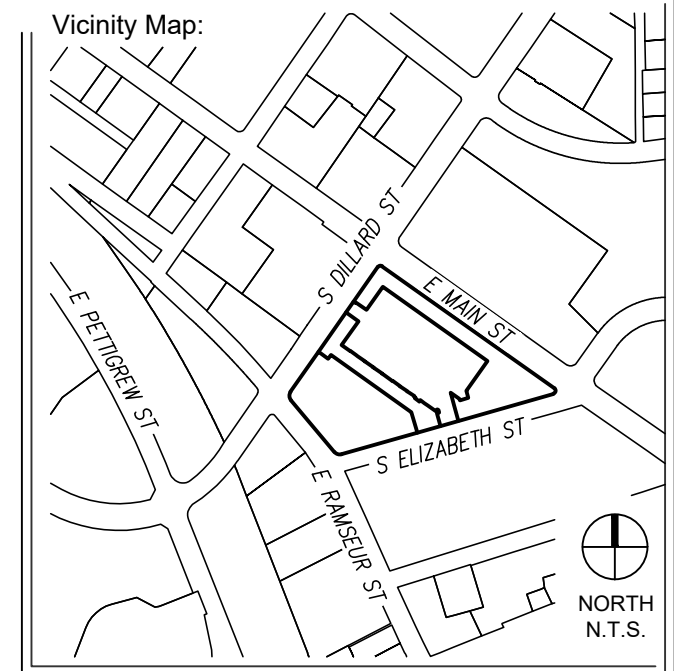
DB 7241, PG. 832
DB 10069, PG. 970
DB 10150, PG. 582
DB 10302, PG. 166
PB 183, PG. 118
PB 206, PG. 211-212



DURHAM NOTES

STORMWATER DRAINAGE EASEMENT NOTE:
THE OPERATION, MAINTENANCE, AND RECONSTRUCTION RESPONSIBILITY OF THE STORMWATER CONTROL MEASURE(S) (SCM(S)) LOCATED WITHIN THE SCM ACCESS AND MAINTENANCE EASEMENT RESTS WITH THE OWNER PER SECTION 70-743 OF THE DURHAM CITY CODE. THE SCM ACCESS AND MAINTENANCE EASEMENT GRANTS THE CITY OF DURHAM AND THEIR ASSIGNS RIGHT OF ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURE(S) FOR INSPECTIONS AND ENFORCEMENT OF OPERATION AND MAINTENANCE. NO OBSTRUCTION SHALL BE ALLOWED IN THE EASEMENT WHICH COULD IMPEDE NECESSARY MAINTENANCE BY THE OWNER AND ANY ENFORCEMENT BY THE CITY.

PUBLIC ACCESS EASEMENT FOR SIDEWALK NOTE:
CERTIFICATION OF EXPRESS DEDICATION FOR PUBLIC USE. THE SIDEWALK CONTAINED WITHIN THE PERMANENT 10' PUBLIC ACCESS EASEMENT ("SIDEWALKS") ARE EXPRESSLY DEDICATED TO USE BY THE GENERAL PUBLIC. UPON CONSTRUCTION OF THE SIDEWALKS IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS, CITY COUNCIL MAY ACCEPT THE SIDEWALKS FOR MAINTENANCE BY THE CITY OF DURHAM ("CITY"). ACCEPTANCE OF THE SIDEWALKS BY CITY COUNCIL CONVEYS THE RIGHT IN, OVER, UNDER, AND THROUGH THE SIDEWALKS, NECESSARY FOR THE CITY AND ITS AGENTS AND CONTRACTORS, TO MAINTAIN AND REPAIR THE SIDEWALKS IN THE CITY'S SOLE DISCRETION. THE RIGHT OF INGRESS/EGRESS TO THE SIDEWALKS FROM THE PUBLIC RIGHT-OF-WAY IS ALSO GRANTED TO THE CITY SO THE CITY CAN MAINTAIN AND REPAIR THE SIDEWALKS AFTER ACCEPTANCE. THE CITY IN ITS SOLE DISCRETION HAS THE RIGHT TO DETERMINE THE POINTS OF INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY NECESSARY TO PERFORM MAINTENANCE OR REPAIR AFTER ACCEPTANCE.



LEGEND

- DHF DRILL HOLE FOUND
- IRF PK NAIL FOUND
- ▲ CALCULATED POINT
- PROPERTY LINE - SURVEYED
- - - PROPERTY LINE - NOT SURVEYED
- [Pattern] TEMPORARY CONSTRUCTION & ACCESS EASEMENT
- [Pattern] SCM MAINTENANCE & ACCESS EASEMENT
- [Pattern] PERMANENT PUBLIC ACCESS EASEMENT
- [Pattern] TEMPORARY PUBLIC ACCESS EASEMENT
- [Pattern] APPROXIMATE DUCT BANK

REVIEW OFFICER CERTIFICATE

I, _____, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

SITE DATA TABLE

OWNER: COUNTY OF DURHAM
200 E MAIN ST
DURHAM, NC 27701

OWNER CONTACT: _____

REID 232080
PIN 0831059757

ADDRESS 114 S ELIZABETH ST

GROSS SITE AREA: 64,242 / 1.475 AC

DEVELOPMENT TIER: DOWNTOWN

RIVER BASIN: JORDAN LAKE

WATERSHED PROTECTION OVERLAY: N/A

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON:
FIRM PANEL = 3720083100L
EFFECTIVE DATE = 05/02/06

ZONING: DD-S1

SITE DATA TABLE

OWNER: MAIZON DURHAM OWNER LLC
2001 SUMMIT PARK DR SUITE 300
ORLANDO, FL 32810

OWNER CONTACT: _____

REID 232082
PIN 0831058752

ADDRESS 122 S ELIZABETH ST

GROSS SITE AREA: 18,208 / 0.418 AC

DEVELOPMENT TIER: DOWNTOWN

RIVER BASIN: JORDAN LAKE

WATERSHED PROTECTION OVERLAY: N/A

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON:
FIRM PANEL = 3720083100L
EFFECTIVE DATE = 05/02/06

ZONING: DD-S1

OWNER CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT _____ OF _____ ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USE STIPULATED.

OWNER _____

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

I, _____, A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT

_____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

ATTORNEY CERTIFICATE

I, _____ IN MY CAPACITY AS LOCAL COUNSEL FOR _____ DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT _____ IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT _____ IS THE OWNER OR OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING. AS OF THIS DATE, _____

SIGNED _____

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

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NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

OWNER CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT _____ OF _____ ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USE STIPULATED.

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COUNTY OF _____

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NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

ATTORNEY CERTIFICATE

I, _____ IN MY CAPACITY AS LOCAL COUNSEL FOR _____ DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT _____ IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT _____ IS THE OWNER OR OWNER'S AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING. AS OF THIS DATE, _____

SIGNED _____

NOTARY CERTIFICATE

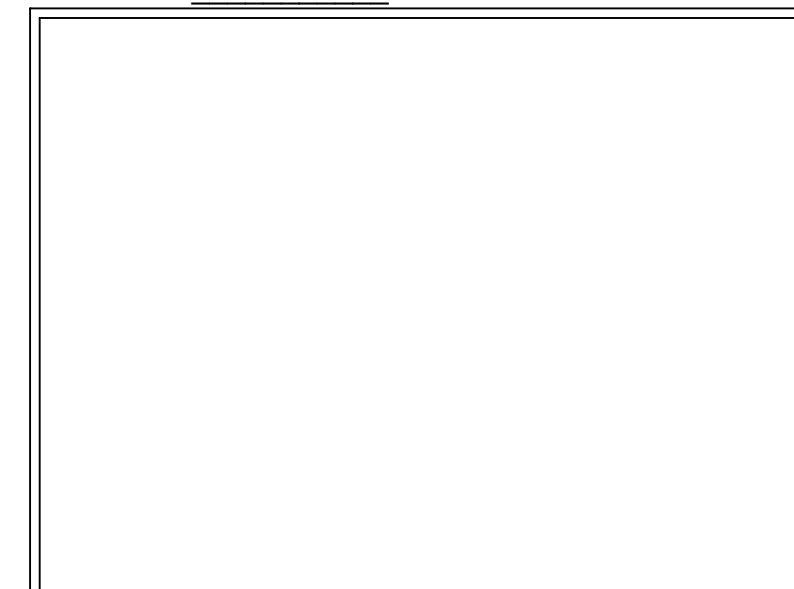
STATE OF _____
COUNTY OF _____

I, _____, A NOTARY PUBLIC FOR SAID COUNTY CERTIFY THAT

_____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

CASE #: S



Title: **EXEMPT PLAT EASEMENT DEDICATION FOR: 500 E MAIN STREET**

DURHAM TOWNSHIP, CITY OF DURHAM
DURHAM COUNTY, NORTH CAROLINA
DATE: 11-10-2025 SCALE: 1" = 100'
SHEET 1 of 2

Revisions:

No.	Date	Description
01	02-04-2026	STORMWATER NOTE
02	02-24-2026	SIDEWALK NOTE



STEWART

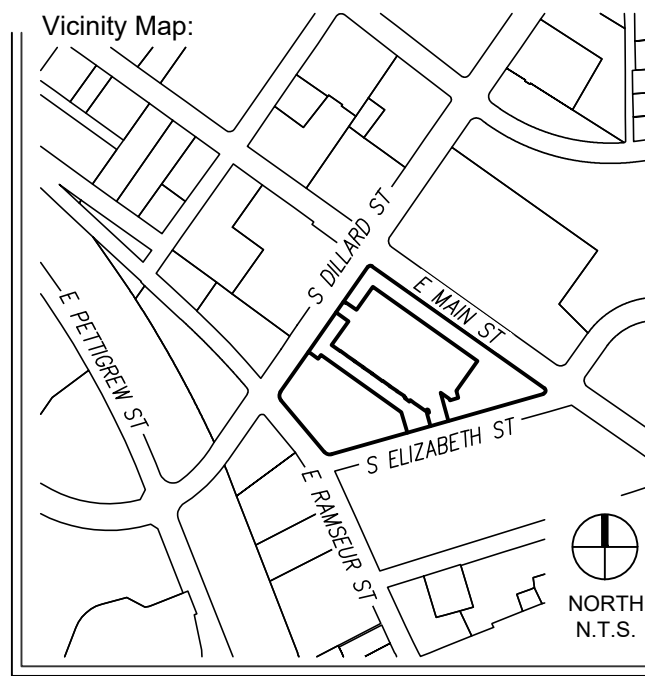
5410 OLD POOLE ROAD
RALEIGH, NC 27610
T 919.380.8750

FIRM LICENSE #: F-1536
www.WeAreStewart.com
PROJECT #: L21037

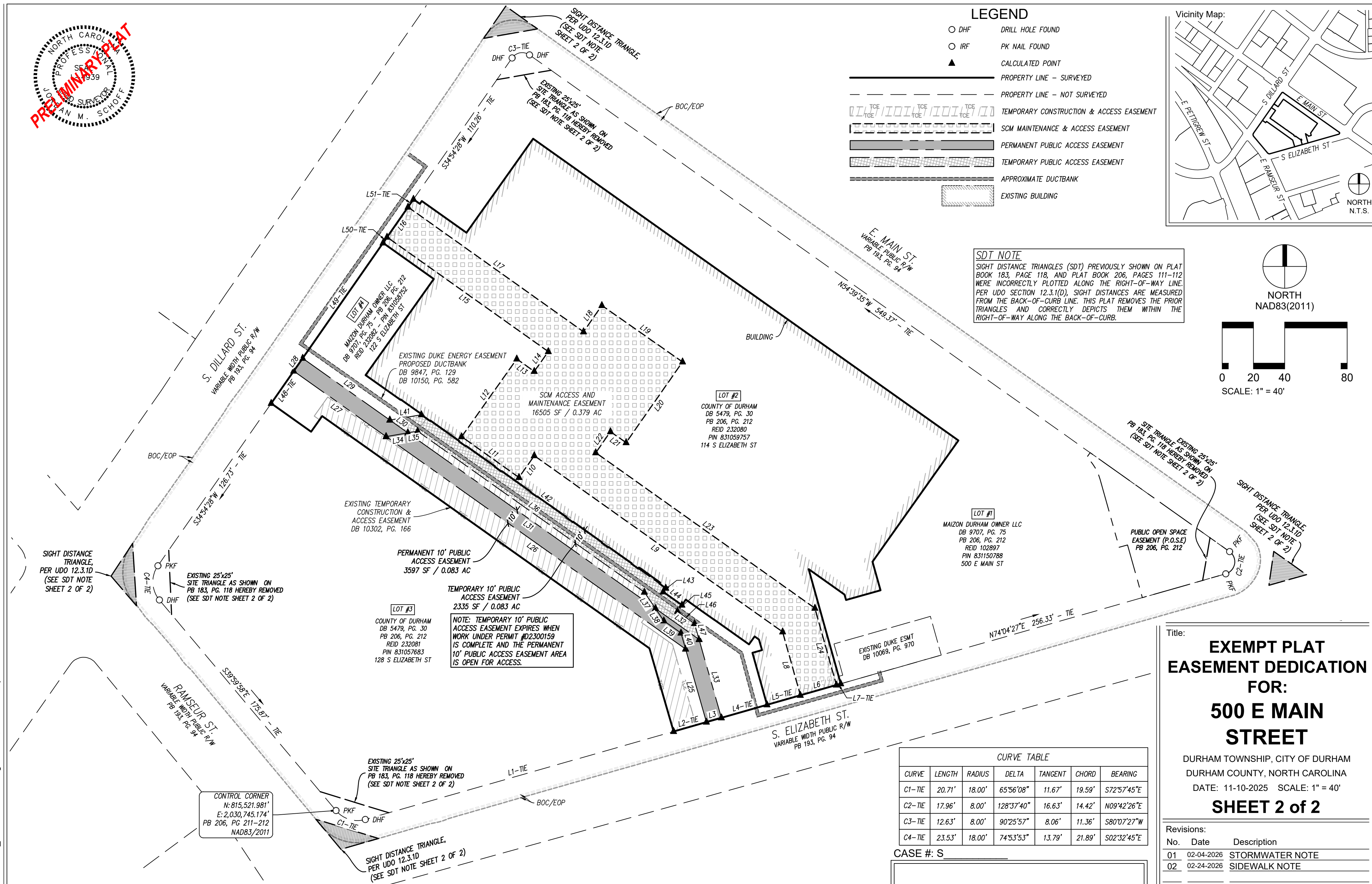
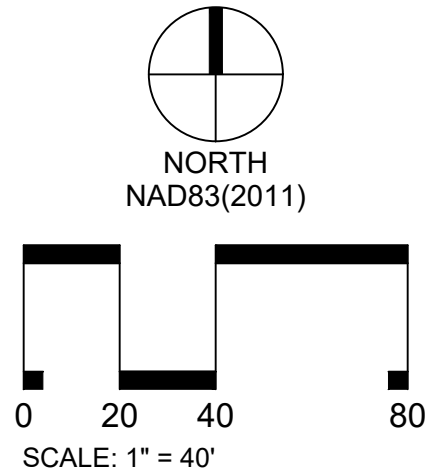


LEGEND

- DHF DRILL HOLE FOUND
- IRF PK NAIL FOUND
- ▲ CALCULATED POINT
- PROPERTY LINE - SURVEYED
- - - PROPERTY LINE - NOT SURVEYED
- [Hatched Box] TEMPORARY CONSTRUCTION & ACCESS EASEMENT
- [Hatched Box] SCM MAINTENANCE & ACCESS EASEMENT
- [Hatched Box] PERMANENT PUBLIC ACCESS EASEMENT
- [Hatched Box] TEMPORARY PUBLIC ACCESS EASEMENT
- [Dashed Line] APPROXIMATE DUCTBANK
- [Solid Line] EXISTING BUILDING



SDT NOTE
 SIGHT DISTANCE TRIANGLES (SDT) PREVIOUSLY SHOWN ON PLAT BOOK 183, PAGE 118, AND PLAT BOOK 206, PAGES 111-112 WERE INCORRECTLY PLOTTED ALONG THE RIGHT-OF-WAY LINE. PER UDO SECTION 12.3.1(D), SIGHT DISTANCES ARE MEASURED FROM THE BACK-OF-CURB LINE. THIS PLAT REMOVES THE PRIOR TRIANGLES AND CORRECTLY DEPICTS THEM WITHIN THE RIGHT-OF-WAY ALONG THE BACK-OF-CURB.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1-TIE	20.71'	18.00'	65°56'08"	11.67'	19.59'	S72°57'45"E
C2-TIE	17.96'	8.00'	128°37'40"	16.63'	14.42'	N09°42'26"E
C3-TIE	12.63'	8.00'	90°25'57"	8.06'	11.36'	S80°07'27"W
C4-TIE	23.53'	18.00'	74°53'53"	13.79'	21.89'	S02°32'45"E

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1-TIE	N74°04'27"E	205.29'	L9	N54°39'34"W	194.85'	L17	S54°36'42"E	137.77'	L25	N15°55'21"W	48.61'	L33	S15°55'21"E	52.12'	L41	N80°20'51"E	20.45'	L49-TIE	N34°54'28"E	89.93'
L2-TIE	N74°04'27"E	21.81'	L10	S35°22'33"W	17.02'	L18	N34°57'49"E	20.50'	L26	N54°39'38"W	235.01'	L34	N80°20'51"E	14.14'	L42	S54°39'38"E	191.84'	L50-TIE	S34°54'28"W	4.50'
L3	N74°04'27"E	10.00'	L11	N54°37'27"W	44.98'	L19	S55°02'11"E	63.00'	L27	N54°39'38"W	72.50'	L35	N80°20'51"E	6.31'	L43	S35°20'22"W	2.89'	L51-TIE	N34°54'28"E	6.06'
L4-TIE	N74°04'27"E	30.37'	L12	N35°22'33"E	61.00'	L20	S34°57'49"W	63.00'	L28	N34°54'28"E	10.00'	L36	S54°39'38"E	177.97'	L44	S54°39'19"E	14.68'			
L5-TIE	N74°04'27"E	22.19'	L13	S54°37'27"E	13.71'	L21	N55°02'11"W	12.23'	L29	S54°39'38"E	68.44'	L37	S34°05'32"E	12.70'	L45	S35°20'22"W	4.91'			
L6	N74°04'27"E	23.99'	L14	N35°22'33"E	15.54'	L22	S34°57'49"W	16.43'	L30	S54°39'38"E	14.14'	L38	S34°05'32"E	9.51'	L46	S54°39'19"E	13.38'			
L7-TIE	N74°04'27"E	2.87'	L15	N54°39'36"W	126.55'	L23	S54°39'36"E	171.97'	L31	S54°39'38"E	194.32'	L39	S54°39'19"E	13.48'	L47	S15°55'21"E	10.64'			
L8	N15°39'36"W	42.12'	L16	N34°54'28"E	23.50'	L24	S15°39'36"E	51.03'	L32	S54°39'38"E	34.20'	L40	S15°55'21"E	10.66'	L48-TIE	S34°54'28"W	25.20'			

CASE #: S

Title:
**EXEMPT PLAT
 EASEMENT DEDICATION
 FOR:
 500 E MAIN
 STREET**
 DURHAM TOWNSHIP, CITY OF DURHAM
 DURHAM COUNTY, NORTH CAROLINA
 DATE: 11-10-2025 SCALE: 1" = 40"
SHEET 2 of 2

Revisions:

No.	Date	Description
01	02-04-2026	STORMWATER NOTE
02	02-24-2026	SIDEWALK NOTE

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